



**BRIDGEVILLE PLANNING & ZONING COMMISSION
PUBLIC HEARING**

September 30, 2020 – 6:00 P.M.

I. Call to Order

The meeting was called to order at 6:00 P.M. by Planning and Zoning Commission (P&Z) Chairman Clint Whaley

II. Quorum Present

A quorum was present to hold the meeting (5 Members were present; Matt Davis was absent) along with Town Manager Bethany DeBussy, Town Solicitor Dennis Schrader and Town Clerk Ashley Walls.

III. Approval of Minutes

Motion to approve the Minutes as presented. – Correll; 2nd – K. Davis; motion carried (5-0)

Commissioner Mervine- Yes
Commissioner Correll-Yes
Commissioner Cannon-Yes
Chairman K. Davis- Yes
Commissioner Whaley-Yes

IV. New Business (Discussion, Consideration, and possible voting on)

Town Solicitor Schrader swore in Jay Mervine as a Planning and Zoning Commissioner.

A. An Ordinance to Amend the Zoning District Designation for the Lands of Bridgeville Development Co., LLC from C-1 Commercial District to R-2 Multi-Family Residential District for a Parcel of Land Located on the Westerly Side of Seashore Highway (Delaware Route 404), Containing 30.5465 Acres, more or less, identified as a portion of Sussex County Parcel TM# 1-31-15.00-24.00

Town Solicitor Schrader stated that a change of zone application was filed by the Bridgeville Development Co., for acreage within Town Limits to change the zoning from C-1 Commercial district to R-2 Multi Family Residential district. Town Solicitor Schrader stated that this proposed Ordinance was introduced on September 14, 2020 and came to the Planning and Zoning for a recommendation for approval or denial. Alan Hill, & Mr. Tom Schreier who represents Hillcrest Associates & Joe Calabro who represents the Bridgeville Development Co., LLC were present to make a presentation to the Planning and Zoning Commission. Mr. Hill discussed with the Planning and Zoning Commission why it should be rezoned. Mr. Hill stated that they have been through the PLUS process with the State of Delaware. Mr. Hill stated that this development goes with Bridgeville's Comprehensive plan. Mr. Hill discussed a brief description the residential part of the proposed development on the

eastern side of the project. Mr. Hill stated that they have met with DelDOT and there are two entrances proposed, one on Rt 404 and one on Rt 13. Mr. Hill discussed the PLUS process with the State of Delaware with the Planning and Zoning Commission. Mr. Hill stated that they know that they will have to do a Traffic Study. Mr. Calabro agrees with everything that Mr. Hill has said during his presentation. Mr. Calabro stated that this will be a high-quality product and the residential units will not be subsisted or low income.

Commissioner Cannon asked what the height would be of the highest building. Mr. Hill stated that it meets code at 42 feet.

Debbie Pfeil, Town Planner, KSI was present, she participated via Google Meet. Ms. Pfeil gave comments regarding the PLUS process and the agencies comments. Ms. Pfeil went over the future land use map in the Comprehensive Plan with the Planning and Zoning Commission.

The Public Hearing was opened at 6:35 PM. There was no one present that spoke for or against this application. The Public Hearing was closed at 06:35 PM.

Motion to recommend for approval to the Town Commissioners – Mervine; 2nd – Cannon; motion carried (5-0)

Commissioner Mervine- Yes
Commissioner Correll-Yes
Commissioner Cannon-Yes
Chairman K. Davis- Yes
Commissioner Whaley-Yes

V. Adjournment

Meeting was adjourned at 6:37 P.M

Respectfully submitted,



Ashley Walls, Transcriptionist